

APPENDIX C

REPEALED DISTRICTS

As per Articles 6.1 and 7.1, adopted on November 6, 1991, repealed Articles 6. 6A. 7 and 8 which follow are grandfathered and retained in this Appendix C for the purpose of regulation of those properties so zoned.

Article 6. General Commercial District C-2

- 6-1. Uses permitted.
- 6-2. Height regulations.
- 6-3. Area regulations.
- 6-4. Lot coverage.
- 6-5. Setback regulations.
- 6-6. Width regulations.
- 6-7. Yard regulations.

Article 6A. Highway Interchange District H-1

- 6A-1. Uses permitted.
- 6A-2. Height regulations.
- 6A-3. Area regulations.
- 6A-4. Setback regulations.
- 6A-5. Width regulation.
- 6A-6. Yard regulations.

Article 7. Industrial, Limited, District M-1

- 7-1. Uses permitted.
- 7-2. Height regulations.
- 7-3. Area regulations.
- 7-4. Lot regulations.
- 7-5. Setback regulations.
- 7-6. Width regulations.
- 7-7. Yard regulations.

Article 8. Industrial District M-2

- 8-1. Uses prohibited.
- 8-2. Uses permitted.
- 8-3. Height regulations.
- 8-4. Area regulations.
- 8-5. Lot coverage regulations.
- 8-6. Setback regulations.
- 8-7. Width regulations.
- 8-8. Yard regulations.

ARTICLE 6. GENERAL COMMERCIAL DISTRICT C-2

Statement of intent. This district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access and is characterized by constant heavy traffic and by the noise of congestion of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants, taverns, garages and service stations, located mostly on primary arteries, but outside the central business district.

The following regulations shall apply in all C-2 Districts.*

6-1. Uses permitted.

All uses permitted in R-2 and R-3 Districts.

6-1-1 Appliance stores.

6-1-2 Art or antique shops.

6-1-3 Animal hospitals or clinics.

6-1-4 Auditoriums, theaters and assembly halls.

6-1-5 Automobile service stations, subject to securing a use permit as provided for in Article 17.

6-1-6 Automobile and trailer sales and service (new and old), provided that any incidental repair of automobiles or trailers shall be conducted and confined wholly within a building.

6-1-7 Bakeries and confectionery stores.

6-1-8 Banks and lending institutions.

6-1-9 Barber and beauty shops.

6-1-10 Baths, Turkish and the like.

6-1-11 Bird stores, pet shops or taxidermists.

6-1-12 Business college and trade or commercial schools if not objectionable due to noise, odor, vibration or other similar causes.

6-1-13 Blueprinting or photostating.

6-1-14 Bookstores and libraries.

6-1-15 Cabinet and furniture repair.

6-1-16 Catering establishments.

6-1-17 Clothing stores.

6-1-18 Clubs and lodges.

6-1-19 Department, furniture or radio stores.

6-1-20 Drive-in businesses where persons are served in automobiles, subject to securing a use permit as provided for in Article 17.

6-1-21 Feed stores, wholly within a building.

6-1-22 Film exchange.

6-1-23 Florists.

6-1-24 Frozen food lockers, excluding wholesale storage.

6-1-25 Funeral homes.

6-1-25A Garden and landscape centers.

6-1-26 Gift shops and jewelry stores.

6-1-27 Hardware stores (retail only)

6-1-28 Home and auto supplies.

6-1-29 Hotels.

6-1-30 Interior decorating stores.

6-1-31 Laundromats.

6-1-32 Machinery sales and services.

6-1-33 Medical or dental clinics and laboratories.

6-1-34 Music conservatories or music instructors.

6-1-35 Miniature golf courses, subject to securing a use permit as provided for in Article 17.

6-1-36 Motels.

6-1-37 Newsstands.

6-1-38 Nurseries.

6-1-39 Office buildings.

6-1-40 Pawn shops.

6-1-41 Photographer shops and supplies.

6-1-42 Plumbing and electrical supplies (with storage inside a building).

6-1-43 Pony riding rings, without stables.

6-1-44 Printing, lithographing or publishing.

*Note—For supplemental regulations, see Article 9.

6-1-45 Public billiard parlors and pool rooms, bowling alleys, dance halls and similar forms of public amusement, subject to securing a use permit as provided for in Article 17.

6-1-46 Public utilities.

6-1-47 Restaurants.

6-1-48 Refreshment stands.

6-1-49 Retail food stores.

6-1-50 Secondhand stores, if conducted wholly within a completely enclosed building.

6-1-51 Self-contained storage units for private, non-retail usage, with maximum storage area of four hundred (400) square feet per unit, and excluding all outdoor or wholesale and business storage.

6-1-52 Studios and dancing, subject to securing a use permit as provided for in Article 17.

6-1-53 Upholstering shops, if conducted wholly within a completely enclosed building.

6-1-54 Wedding chapels.

6-1-55 Wholesale merchandising brokers, excluding wholesale storage.

6-1-56 Off-street parking as required in Article 10.

6-1-57 Nameplates and signs as permitted in Article 11.
(Ords. of 3-3-1987; 5-24-1989; 9-4-1990)

6-2. Height regulations.

6-2-1 Buildings may be erected up to forty-five (45) feet in height from the adjacent ground elevation. For structures permitted above the height limit see Article 9.

6-3. Area regulations.

None.

6-4. Lot coverage.

6-4-1 Lots may be covered up to the percent permitted after the setback line and yard regulations are met.

6-5. Setback regulations.

6-5-1 The setback line shall be located fifty (50) feet from any street right-of-way which is fifty (50) feet or more in width or seventy-five (75) feet from the center line of any street right-of-way less than fifty (50) feet in width. No structure shall be located closer to the street than the setback line.

6-5-2 In the case of corner lots, the side yard on the side facing the side street shall be forty (40) feet or more for both the main and accessory buildings.

6-6. Width regulations.

None.

6-7. Yard regulations.

6-7-1 Side. None, except every building hereafter erected, walls of which contain windows or other openings, and do not side on a street or alley, shall provide a side yard of not less than five (5) feet and one additional foot for each ten (10) feet or fraction thereof above the first fifteen (15) feet of height.

6-7-2 Rear. There shall be a rear yard of not less than ten percent (10%) of the depth of the lot, but such rear yard need not exceed twenty (20) feet in depth.

ARTICLE 6A. HIGHWAY INTERCHANGE DISTRICT H-1

6A-1. Uses permitted.

6A-1-1 Agriculture as defined.

6A-1-2 Motels and hotels.

6A-1-3 Restaurants.

6A-1-4 Service stations.
(Ord. of 3-3-1970)

6A-2. Height regulations.

6A-2-1 Buildings in H-1 districts may be erected up to forty-five (45) feet in height from the adjacent ground elevation.
(Ord. of 3-3-1970)

6A-3. Area regulations.

6A-3-1 The minimum lot size shall be one acre. For uses utilizing individual wells or sewage disposal systems, or both, the required area for any such use shall be approved by the Health Official. The Administrator shall require a greater area if considered necessary by the Health Official.
(Ord. of 3-3-1970)

6A-4. Setback regulations.

6A-4-1 The setback line shall be located sixty (60) feet from all street right-of-way lines.
(Ord. of 3-3-1970)

6A-5. Width regulation.

6A-5-1 The minimum lot width at the setback line shall be 140 feet.
(Ord. of 3-3-1970)

6A-6. Yard regulations.

6A-6-1 Each main structure shall have minimum side and rear yards of thirty (30) feet.
(Ord. of 3-3-1970)

**ARTICLE 7. INDUSTRIAL, LIMITED,
DISTRICT M-1**

Statement of intent. The primary purpose of this district is to permit certain industries, which do not in any way detract from residential desirability, to locate in any area adjacent to residential uses. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors, and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply.

The following regulations shall apply in all M-1 Districts*:

7-1. Uses permitted.

7-1-1 All uses permitted in C-2.

*Note—For supplemental regulations, see Article 9.

7-1-2 Airports, with conditional use permit.

7-1-3 Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also the manufacture of small parts, such as coils, condensers, transformers and crystal holders.

7-1-4 Automobile assembling, painting upholstery, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling tire retreading or recapping or battery manufacture.

7-1-5 Blacksmith shop, welding or machine shop, excluding punch presses exceeding 40 ton rated capacity and drop hammers.

7-1-6 Boat building.

7-1-7 Building material sales yards, plumbing supplies storage.

7-1-8 Coal and wood yards, lumberyards, feed and seed stores.

7-1-9 Contractors' equipment storage yards or plants, or rental of equipment commonly used by contractors.

7-1-10 Laboratories, pharmaceutical and/or medical.

7-1-11 Manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceutical, perfumed toilet soap, toiletries and food products.

7-1-12 Manufacture of musical instruments, toys novelties and rubber and metal stamps.

7-1-13 Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.

7-1-14 Monumental stone works.

7-1-15 Manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures and the like.

7-1-16 Public utility generating, booster or relay stations, transformer substations, transmission lines and towers, and other facilities for

the provision and maintenance of public utilities, including railroads and facilities, and water and sewerage installations.

7-1-17 Sheet metal shop.

7-1-18 Wholesale businesses, storage warehouses.

7-1-19 Off-street parking as required in Article 10.

7-1-20 Nameplates and signs as permitted in Article 11.

7-2. Height regulations.

7-2-1 Buildings may be erected up to forty-five (45) feet in height from the adjacent ground elevation. For structures permitted above the height limit see Article 9.

7-3. Area regulations.

None.

7-4. Lot regulations.

7-4-1 Lots may be covered up to the percent permitted after the setback line and yard regulations are met.

7-5. Setback regulations.

7-5-1 The setback line shall be located fifty (50) feet from any street right-of-way which is fifty (50) feet or more in width or seventy-five (75) feet from the center line of any street right-of-way less than fifty (50) feet in width. No structure shall be located closer to the street than the setback lines.

7-5-2 In the case of corner lots the side yard on the side facing the side street shall be forty (40) feet or more for both the main and accessory buildings.

7-6. Width regulations.

None.

7-7. Yard regulations.

7-7-1 *Side.* None, except every building hereafter erected, walls of which contain windows or other openings, and do not side on a street or

alley shall provide a side yard of not less than five (5) feet and one additional foot for each ten (10) feet or fraction thereof above the first fifteen (15) feet of height.

7-7-2 *Rear.* There shall be a rear yard of not less than ten percent (10%) of the depth of the lot, but such rear yard need not exceed twenty (20) feet in depth.

ARTICLE 8. INDUSTRIAL DISTRICT M-2*

Statement of intent. The primary purpose of this district is to establish an area where the principal use of land is for heavy commercial and industrial operators, which may create some nuisance, and which are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments. The specific intent of this district is to:

- (a) Encourage the construction of and the continued use of the land for heavy commercial and industrial purposes;
- (b) Prohibit residential and neighborhood commercial use of the land and to prohibit another use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district;
- (c) Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this ordinance.

The following regulations shall apply in all M-2 Districts:

8-1. Uses prohibited.

8-1-1 Single-family dwellings.

8-1-2 Two-family dwellings.

8-2. Uses permitted.

In Industrial District M-2, buildings to be erected or land to be used shall be for one or more of the following uses:

8-2-1 All uses permitted in C-2.

***Note**—For supplemental regulations, see Article 9.

8-2-2 All uses permitted in M-1.

8-2-3 All other industrial use shall comply with the following performance standards:

- Performance standards:* It is the intent of this ordinance to prevent any building, structure or land in the M-2 Zone from being used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise hazardous condition; noise or vibration; smoke, dust, odor, or other form of air pollution, electrical or other disturbance; glare or heat; liquid or solid refuse or wastes; condition conducive to the breeding of rodents or insects; or other substance, condition or elements in a manner or amount as to adversely affect the surrounding area. Any use proposed and/or proposed and established under the M-2 Zone may be undertaken and maintained if it conforms to all County regulations including regulations of this section referred to herein as "performance standards". No use shall hereafter be established or conducted in any M-2 Zone in any manner in violation of the following "performance standards".
- Noise:* All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness, in no case shall the sound pressure level of noise radiated from any establishment, measured at the nearest lot line, exceed the values in any octave band of frequency set forth in Table I below or in Table I as modified by the correction factors provided in Table II below. The sound pressure level shall be measured with a sound level meter and an octave band analyzer conforming to standards prescribed by the American Standards Association.

Table I
Maximum Permissible Sound Pressure Levels
Measured at Lot Line

<i>Frequency Band (cycles per second)</i>	<i>Sound Pressure Levels (Decibels re 0.0002 dyne per CM2)</i>
20-75	74
76-150	62
151-300	57
301-600	51
601-1200	47
1201-2400	42
2401-4800	38
4801-10,000	35

Table II
Correction Factors

<i>Condition</i>	<i>Correction (in decibels)</i>
On a site contiguous to or across a street from the boundary of any residential zone established by this ordinance or by the zoning ordinance of any other County or any municipality.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Noise of impulsive character (eg. hum or screech)	Minus 5
Noise source operated less than:	
20% in any one-hour period	Plus 5*
5% in any one-hour period	Plus 10*
1% in any one-hour period	Plus 15*

Apply one of these corrections. All other corrections [including any one of the starred corrections] are cumulative.

- Vibration:* No vibration that can be detected at the lot line without the aid of the instruments shall be permitted. Vibration caused by any use on any lot shall not result in acceleration exceeding 0.1g nor shall it produce a combination of amplitudes and frequencies on any building or structure beyond the "safe" range of Table 7, United States Bureau of Mines Bulletin No. 442, entitled "Seismic Effects of Quarry Blasting." The methods and equations of

- said Bulletin No. 442 shall be used to compute all values for the enforcement of the subsection.
4. *Smoke*: There shall not be discharged into the atmosphere from any operation on any lot visible gray smoke of a shade darker than No. 2 on the Ringelmann Smoke Chart as published by the United States Bureau of Mines, except that visible gray smoke of a shade not darker than No. 3 on said chart may be emitted for not more than four (4) minutes in any period of thirty (30) minutes. These provisions applicable to visible gray smoke shall also apply to visible smoke of any other color but with an equivalent apparent opacity.
 5. *Other air pollutants*: There shall not be discharged into the atmosphere from any operation on any lot fly ash, dust, dirt, fumes, vapors or gases to any extent that could result in damage to the public health or to animals or vegetation or to other forms of property, or which could cause any excessive soiling at any point; and in no event shall there be any such discharge of solid or liquid particles in concentrations exceeding three-tenths (0.3) grains per cubic foot of the conveying gas or air, nor of acid gases in excess of two-tenths percent (0.2%) by volume. For measurement of the amount of particles in gases resulting from combustion, standard corrections shall be applied to stack temperatures of five hundred (500) degrees Fahrenheit and fifty percent (50%) excess air.
 6. *Odor*: There shall not be discharged or permitted to escape into the atmosphere from any operation on any lot odorous or noxious gas or any other odorous or noxious material in such quantity as to be offensive beyond the premises from which such odors emanate. As a guide in determining such quantities of offensive odors, Table III (Odor Thresholds), Chapter 5, Air Pollution Abatement Manual, copyright 1951 by Manufacturing Chemists Association, Inc., Washington, D.C. shall be used.
 7. *Radioactivity*: There shall be no radioactive emission that would be dangerous to the health and safety of persons on or beyond the premises where such radioactive material is used. Determination of existence of such danger and the handling of radioactive materials, the discharge of such materials into the atmosphere and streams and other water, and the disposal of radioactive wastes shall be by reference to and in accordance with applicable current regulations of the Atomic Energy Commission, and in the case of items which would affect aircraft navigation or the control thereof, by applicable current regulations of the Federal Aviation Agency, and any applicable laws enacted by the General Assembly of the Commonwealth of Virginia.
 8. *Electrical interference*: There shall be no electrical disturbance emanating from any lot that would adversely affect the operation of any equipment on any other lot or premises and in the case of any operation that would affect adversely the navigation or control of aircraft, the current regulations of the Federal Aviation Agency shall apply.
 9. *Liquid or solid wastes*: There shall be no discharge of any liquid or solid wastes from any establishment into any stream except as authorized by the State Water Control Board and/or the Board of Supervisors, nor shall any wastes, debris or other discarded material be permitted to accumulate in any yard or open space on the premises.
 10. *Glare and heat*: No direct or sky-reflected glare, whether from floodlights or from high-temperature processes such as combustion, welding or otherwise so as to be visible beyond the lot line, shall be permitted, except for signs, parking lot lighting and other lighting permitted by this ordinance or required by any other applicable regulations, ordinance or law. There shall be no discharge of heat or heated air from any establishment so as to be detectable beyond the lot line.

8-2-4 Off-street parking as required in Article 10.

8-2-5 Nameplates and signs as permitted in Article II.

8-3. Height regulations.

8-3-1 Buildings may be erected up to seventy-five (75) feet in height from the adjacent ground elevation. For structures permitted above the height limit. See Article 9.

8-4. Area regulations.

None.

8-5. Lot coverage regulations.

8-5-1 Lots may be covered up to the percent permitted after the setback line and yard regulations are met.

8-6. Setback regulations.

8-6-1 The setback line shall be located seventy-five (75) feet from any street right-of-way which is fifty (50) feet or more in width or one hundred (100) feet from the center line of any street right-of-way less than fifty (50) feet in width. No structure shall be located closer to the street than the setback line.

8-7. Width regulations.

None.

8-8. Yard regulations.

8-8-1 *Side.* None, except every building hereafter erected, walls of which contain windows or other openings, and do not side on a street or alley shall provide a side yard of not less than five (5) feet and one additional foot for each ten (10) feet or fraction above the first fifteen (15) feet of height. Where the side of a lot abuts an A. R. or RA District there shall be maintained a minimum side yard of one hundred (100) feet. (Ord. of 6-12-1996)

8-8-2 *Rear.* There shall be a minimum rear yard of one hundred (100) feet where the lot abuts an A, R, or RA District. (Ord. of 6-12-1996)